



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina  
Yvonne Brathwaite Burke  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich**  
*Commissioners*

**Carlos Jackson**  
*Executive Director*

May 31, 2005

Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**AMENDMENT TO LOAN AGREEMENT WITH CAMINO DE LAS FLORES  
LIMITED PARTNERSHIP TO DEVELOP A CHILDCARE CENTER IN  
CONJUNCTION WITH 25 UNITS OF MULTIFAMILY HOUSING IN  
UNINCORPORATED EAST LOS ANGELES (1)  
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration, prepared pursuant to requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of a childcare center in conjunction with Las Flores, a 25-unit multifamily affordable housing development to be located at 1074 South Rowan Avenue and 1063 and 1073 South Eastman Avenue, in unincorporated East Los Angeles.
2. Find that with the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, and required as a condition of project approval, development of the childcare center will not have a significant effect on the environment; approve the Environmental Assessment/Mitigated Negative Declaration, find that the project will have no adverse effect on wildlife resources, and authorize the Executive Director of the Community Development Commission to complete and file with the County Clerk a Notice of Determination for the project described above.



3. Find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the Commission, and instruct the Executive Director of the Commission to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the implementation of this environmental review action, for the project described above.
4. Approve and authorize the Executive Director to execute the attached amendment to the 55-year Loan Agreement, presented in substantially final form, between the Commission and Camino De Las Flores Limited Partnership (Developer), and all related documents, to provide up to \$398,000 in Community Development Block Grant (CDBG) funds allocated to the First Supervisorial District, for predevelopment, construction, and permanent financing of the childcare center; and authorize the Executive Director to execute all necessary documents to subordinate the Commission's loan to permitted predevelopment, construction, and permanent financing, to be effective following approval as to form by County Counsel and execution by all parties.

**PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to amend a Loan Agreement, between the Commission and the Developer, for the development of a childcare center in the unincorporated East Los Angeles area. The amendment will provide funding for predevelopment, construction, and permanent financing for a childcare center, which will offer childcare services to very low-income individuals and families.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. Under the terms of the amended Loan Agreement, up to \$398,000 in CDBG funds allocated to the First Supervisorial District for predevelopment, construction, and permanent financing of a childcare center will be provided as a 55-year, three-percent simple interest loan, evidenced by an amendment to the Loan Agreement and related documents. The funds will be approved through the Commission's 2005-2006 annual budget process.

The estimated total cost for the childcare center is \$398,000.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

On June 15, 2004, your Board approved a 55-year Loan Agreement between the Commission and the Developer for development of Las Flores, a 25-unit multifamily affordable rental housing development for very-low income families, including 12 units for families having an adult member with a mental disability.

The amended Loan Agreement will provide additional funds that will be used to develop a childcare center in conjunction with the 25 units of multifamily housing to be constructed on the site. The childcare center will provide services to lower-income families in the East Los Angeles area, with at least 51 percent of the families served having household incomes less than 80 percent of the area median income for the Los Angeles/Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development. The childcare center, which will include 1,138 square feet of dedicated indoor space, 878 square feet of outdoor playground space, and staff parking, will be open to residents of Las Flores and the surrounding community.

The project is being federally funded, and is not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, the Developer must comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The amendment to the Loan Agreement has been reviewed by County Counsel and will be effective upon execution by all parties.

**ENVIRONMENTAL DOCUMENTATION:**

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Community Development Commission on September 12, 2003. Following the required public and agency comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project effective November 6, 2003.

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment, used in place

of an Initial Study, would be used to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration was circulated for public review, as required by state and local law, and the Environmental Assessment/Mitigated Negative Declaration, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The Commission is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the Environmental Assessment/Mitigated Negative Declaration concludes there will be no adverse effect on wildlife resources.

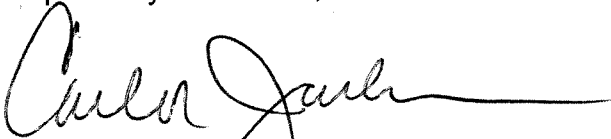
The Board of Supervisors and Board of Commissioners approved an Environmental Assessment/Mitigated Negative Declaration on June 15, 2004, for the 25-unit multifamily rental housing project. The current Board action includes construction of a childcare center along with the rental housing units. Since the scope of the original environmental review included childcare as a project component, the original environmental document applies for this Board action.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office, located at 2 Coral Circle, Monterey Park.

**IMPACT ON CURRENT PROGRAM:**

The proposed action will assist in providing childcare services to lower-income families.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Carlos Jackson', with a long horizontal flourish extending to the right.

CARLOS JACKSON  
Executive Director

Attachments: 2



COMMUNITY DEVELOPMENT COMMISSION  
OF THE COUNTY OF LOS ANGELES  
AMENDMENT TO LOAN AGREEMENT

AMENDMENT NO. 1

THIS AMENDMENT TO LOAN AGREEMENT made and executed this \_\_\_ day of \_\_200\_\_\_\_, by the Community Development Commission of the County of Los Angeles, hereinafter called the "Commission", and Camino De Las Flores Limited Partnership, a California limited partnership, hereinafter called the "Borrower". Capitalized terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement.

WITNESSETH THAT:

WHEREAS, the Commission and Borrower previously entered into and executed a Loan Agreement (the "Agreement") on July 20, 2004, for the principal amounts of One Million Four Hundred Seventy Nine Thousand Six Hundred and Sixty Six Dollars (\$1,479,666) (the "HOME Loan") and Fifty Thousand Dollars (\$50,000) (the "CDBG Loan"); and

WHEREAS, it is necessary to amend said Agreement, and both Borrower and Commission are desirous of such amendment;

NOW, THEREFORE, in consideration of the mutual undertakings herein, the Parties agree that the Agreement be amended, as permitted by Section 20 of the Agreement, as follows:

1. Cover Page

"\$50,000 (CDBG)" shall be replaced with the following:

"\$448,000 (CDBG)"

2. Transaction Summary

"CDBG Loan Amount: \$50,000" shall be replaced with the following:

"CDBG Loan Amount: \$448,000"

"Use of CDBG Funds: [X] Acquisition; [X] Certain Predevelopment & Infrastructure; [X] Construction; [X] Permanent" shall be replaced with the following:

"Use of CDBG Funds: [X] Acquisition; [X] Certain Predevelopment & Infrastructure; [X] Construction; [X] Permanent; [X] Childcare Center"

3. Recitals

Section B shall be replaced with the following paragraph:

"B. WHEREAS, Borrower also desires to borrow the principal amount of up to Four Hundred Forty Eight Thousand Dollars (\$448,000) (the "CDBG Loan") from COMMISSION for the purpose of certain predevelopment and offsite infrastructure costs and construction financing, and permanent financing in connection with Project and a Childcare Center. COMMISSION's source of funding for the Loan is provided from Community Development Block Grant Program, 24 CFR Part 570 ("CDBG")."

Section D shall be replaced with the following paragraph:

D. WHEREAS, development and operation of the Project on the terms and conditions provided in this Agreement will provide affordable housing opportunities for persons of very low-income as described in the Transaction Summary above; and the childcare center will provide supportive services and childcare center services to the extent described in Section 7 below and in Exhibit "I" and Exhibit "P".

4. Agreement

Section 7.0 Supportive Services shall be replaced with the following paragraph:

"Section 7.0 Supportive Services and Childcare Center Services

As an additional condition to obtaining the Loans, Borrower shall execute and deliver to COMMISSION on or before the funding of the Loans, a Supportive Services Agreement that identifies services as referenced in the approved City of Industry Fund Application and its amendments, as set forth in the form attached hereto as Exhibit "I". Borrower shall demonstrate to COMMISSION's reasonable satisfaction the availability of resources and its commitment to provide funding for supportive services in an annual amount equal to or greater than as represented in Borrower's approved Industry Fund Application.

As more particularly provided therein, Exhibit "I" sets forth Borrower's obligation to provide supportive services for residents of the Project. Failure to comply with the terms of Exhibit "I" prior to expiration of any applicable notice and cure period will be deemed to be a default under this Agreement.

5. All other terms and conditions of this Agreement shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the Parties, through their duly authorized officers, have executed this amendment as of the date first above written.

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE COUNTY OF LOS ANGELES**

By: \_\_\_\_\_  
Carlos Jackson, Executive Director

APPROVED AS TO FORM:

Raymond G. Fortner, Jr.  
County Counsel

By: \_\_\_\_\_  
Deputy

**BORROWER:**

CAMINO DE LAS FLORES LIMITED  
PARTNERSHIP  
a California limited partnership

By: EAST LA COMMUNITY CORPORATION  
a California non-profit public benefit  
corporation, its general partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**County of Los Angeles  
Community Development Commission**

**DRAFT MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT TITLE:** Las Flores Housing/Childcare Project

**PROJECT DESCRIPTION:** The proposed project involves the acquisition of a 37,687 square foot site for the development of 31 multi-family residences and a childcare facility for about 50 children. The 31 units would be in up to six buildings and would include a mix of one-bedroom, two-bedroom, and three-bedroom apartments totaling about 35,000 square feet. One of the buildings would also house the 1,000 square-foot childcare facility.

The project would require demolition of an existing church at the southwest corner of Rowan Avenue and Dennison Street and a single family residence, shed, and two-car garage on Eastern Avenue. Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

**PROJECT LOCATION:** The project site is located at 1074 South Rowan Avenue and 1063 and 1073 Eastman Avenue in the unincorporated community of East Los Angeles, California. The site includes Assessors Parcels 5239-006-015, 5239-006-017, and 5239-006-033.

**MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:**

The following mitigation measures are required:

1. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
  - *Air conditioning or mechanical ventilation systems that allow windows to remain closed*
  - *Double paned glass in windows and sliding glass doors*
  - *Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)*
  - *Solid core exterior doors with perimeter weather stripping and threshold seals*
  - *Exterior walls consisting of stucco, brick veneer, or wood siding with a 1/2" minimum thickness fiberboard underlayer*
  - *Baffling of roof or attic vents facing the noise source*

In addition, usable outdoor areas (yards, balconies, play areas) shall be oriented away from the Santa Ana Freeway.

2. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
3. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
4. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
  - Landscaped areas shall be planted with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
  - All structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

**FINDING OF NO SIGNIFICANT EFFECT.** Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

## ***HUD - NEPA - Environmental Assessment***

Project Name and Identification Number: Las Flores Housing/Childcare Project/HMD001

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### ***HUD - NEPA- ENVIRONMENTAL ASSESSMENT***

**Project Name:** Las Flores Housing/Childcare Project/HMD001

**Project Location:** The project site is located at 1074 South Rowan Avenue and 1063 and 1073 Eastman Avenue in the unincorporated community of East Los Angeles, California. The site includes Assessors Parcels 5239-006-015, 5239-006-017, and 5239-006-033.

**Statement of Need:** The proposed project is consistent with the guidelines of the CDBG program. It would provide for the development of up to 31 affordable housing units and a childcare facility.

**Project Description:** The proposed project involves the acquisition of a 37,687 square foot site for the development of up to 31 multiple family residences and a childcare facility for about 50 children. The 31 units would be in up to 6 buildings and would include a mix of one-bedroom, two-bedroom, and three-bedroom apartments totaling about 35,000 square feet. One of the buildings would also house the 1,000-square foot childcare facility.

The project would require demolition of an existing church at the southwest corner of Rowan Avenue and Dennison Street and a single family residence, shed, and two-car garage on Eastern Avenue. Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
<b>Land Development</b>							
Conformance With Comprehensive Plans and Zoning	X						The project site is designated <i>Medium Density Residential - 30 Units/Acre</i> by the East Los Angeles Community Plan and is zoned R-3 ( <i>Limited Multiple Residence Zone</i> ). The proposed project would be allowed within these designations (a).
Compatibility and Urban Impact					X		The project site is in an area characterized primarily by a mix of single and multiple family residential uses. The Santa Ana Freeway (Interstate 5) is located to the south across Dennison Street from the project site. The proposed project would be compatible with the mix of uses in the area. As discussed below under "Noise," the project would be exposed to relatively high traffic noise levels. Mitigation would be required to achieve an acceptable interior noise environment.
Slope	X						The project site is flat (b). No major topographic modifications would be required.
Erosion	X						The project site is flat. There is no evidence of any substantial erosion problems on-site (b).
Soil Suitability	X						There is no evidence of soil suitability problems on the project site (a,b). Routine soil tests would need to be conducted to determine foundation design parameters for new structures.
Hazards and Nuisances, Including Site Safety	X						The project site does not display any evidence of conditions that may be hazardous or that would affect site safety (b).
Energy Consumption	X						Project operation would incrementally increase the consumption of energy. However, these resources are available both locally and regionally; therefore, no significant impact to the availability of energy resources is expected. The project would comply with energy conservation requirements of Title 24 of the California Administrative Code.
<b>Noise</b>							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels					X		Project construction would generate short-term noise level increases. Local noise ordinances would apply.  The proposed project would not generate substantial noise in the long term. The project would be exposed to noise exceeding HUD's 65 dBA Ldn residential standard due to traffic on the nearby Santa Ana Freeway (Interstate 5). Onsite noise levels are estimated at between 70 and 75 dBA Ldn. Therefore, mitigation would be required to achieve an acceptable interior noise level.

# HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
<b>Air Quality</b>							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM <sub>10</sub> ). Project occupants would therefore be exposed to potentially unhealthful ambient air because this regional condition can not be feasibly mitigated. Emissions associated with operation of the proposed project would not be expected to exceed locally adopted significance thresholds (c). As the project is an urban infill redevelopment project, it would not significantly increase regional emissions of air pollutants. The infill development would likely reduce overall vehicle miles traveled regionally and associated air pollutant emissions.
<b>Environmental Design and Historic Values</b>							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale					X		The project involves the construction of multi-family housing and a childcare facility in an area characterized primarily by single- and multi-family residential development. It would not pose any compatibility conflicts in terms of use or scale. The project site is exposed to noise levels exceeding HUD residential standards (see above discussion under 'Noise'); therefore, mitigation is required to achieve an acceptable interior noise environment.
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations have been completed and are attached as appendices to this environmental assessment. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.
<b>Socioeconomic Conditions</b>							
Demographic/Character Changes	X						The proposed project would increase the stock of housing in the area by up to 31 units. Assuming four persons per household, this would add a population of about 124. This number of units/persons would not significantly alter the demographic character of the area.
Displacement	X						The proposed project would involve the demolition of an existing church and house. However, both structures are currently vacant.
Employment and Income Patterns		X					The project would generate short-term employment opportunities during construction and long-term opportunities in the childcare profession. No adverse effects would occur.



## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
<b>Community Facilities and Services</b>							
Educational Facilities	X						The project would generate a limited number of new students who would attend Eastman Elementary, Stevenson Middle School, and Garfield High School of the Los Angeles Unified School District (f). The project would be required to pay applicable school impact fees to offset school facility costs associated with increased school enrollment.
Commercial Facilities		X					The proposed project would not affect any existing commercial facilities. The new residents associated with the project may incrementally increase the customer base for local businesses.
Health Care	X						Health care is provided at several facilities in the area, including Santa Marta Hospital on N. Humphreys Avenue, Beverly Hospital on Beverly Boulevard, Monterey Park Hospital on Atlantic Boulevard, White Memorial Hospital on Cesar Chavez Avenue, and East Los Angeles Doctors' Hospital on Whittier Boulevard (g). No adverse impacts to health care services are anticipated.
Social Services		X					The project would provide affordable housing and childcare services for the residents of East Los Angeles, which would be beneficial.
Solid Waste					X		Construction activity would generate solid waste in the short-term. All construction activity would be required to implement local policies concerning recycling/reuse of construction wastes. Solid waste generated by the project would not significantly affect the lifespans of area landfills. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate solid waste recycling activities.
Waste Water	X						The project site is located in an urbanized area with infrastructure already in place. The project would incrementally increase wastewater generation as compared to the current use but would not be expected to require significant upgrades to wastewater conveyance or treatment facilities. Any necessary minor system upgrades would be constructed in conjunction with the project.
Storm Water	X						Development of the site would incrementally increase the amount of impervious surface area onsite. However, storm drainage facilities are in place and have been sized to accommodate urban development.
Water Supply					X		The project would incrementally increase water consumption as compared to the current use but is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns about water supply in the Southern California region, water conservation measures shall be incorporated into the design of the project.

# HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Public Safety							
Police		X					Police protection services in the vicinity are provided by the Los Angeles County Sheriff's Department, East Los Angeles Station, located at 5019 E. Third Street (g). The project is not expected to adversely affect police services.
Fire	X						Fire protection services are provided by the Los Angeles County Fire Department, Station 3, located at 930 South Eastern Avenue, which would provide fire protection, paramedic and emergency medical technician services to the project site (g). Assuming compliance with Fire Department requirements, no adverse impacts to fire protection services are anticipated.
Emergency Medical	X						The Los Angeles County Fire Department, Station 3 would provide emergency medical services. Emergency victims would be taken to Santa Marta Hospital on N. Humphreys Avenue, Beverly Hospital on Beverly Boulevard, Monterey Park Hospital on Atlantic Boulevard, White Memorial Hospital on Cesar Chavez Avenue, or East Los Angeles Doctors' Hospital on Whittier Boulevard, depending on availability. Trauma victims would be taken to County USC Medical Center on Marengo Avenue (g). No adverse impacts to emergency medical services are anticipated.
Open Space And Recreation							
Open Space	X						The project would not adversely affect existing or planned open space (b, d).
Recreation		X					Salazar County Park is located within 1/4-mile of the project site (d). The project would incrementally increase demand for recreational facilities, but would not adversely affect existing or planned parks.
Cultural Facilities	X						The proposed project would not adversely affect any cultural facilities (b).
Transportation	X						The project site can be accessed via the Santa Ana Freeway (Interstate 5), which has an offramp at Ditman Avenue (d). The proposed project would generate an estimated 431 daily vehicle trips (e). This is less than the 500-trip threshold at which the County of Los Angeles typically requires a traffic study. In addition, by providing child care services onsite, the project would be expected to minimize the need for site and area residents to travel for child care. This would be expected to reduce vehicle miles traveled and impacts to the regional transportation system. Therefore, significant impacts to the local circulation system are not anticipated.

## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
<b>Natural Features</b>							
Water Resources	X						No water resources are located in the site vicinity (c).
Surface Water		X					No surface water bodies are located in the site vicinity (d).
Watercourses	X						The nearest watercourse is the channelized Los Angeles River, over one mile to the south (d). No impact to watercourses is anticipated.
Unique Natural Features and Agricultural Lands	X						The project site is in a highly urbanized area lacks unique natural features. No active agricultural lands or agriculturally zoned lands are present (b, d).
Vegetation and Wildlife	X						The project site is in a highly urbanized area. Vegetation on the site consists of introduced and ornamental vegetation. No important biotic communities remain. No wildlife was observed on-site (b).
<b>Long-Term Effects</b>							
Growth-Inducing Impacts	X						The proposed project would provide infill development in an urbanized area. It includes a housing component that could house up to about 124 people; however, the majority of project residents would likely already reside elsewhere in the community. Thus, the project would not induce substantial population growth. The project would provide job opportunities, which may indirectly induce growth by attracting people to move to the area to fill available jobs. However, the majority of jobs provided by the project would most likely be filled by the current workforce in the area; therefore, indirect population growth is not expected to be significant. The project would not require the extension of infrastructure or roadways, since the site has been developed previously. Therefore, its potential to induce growth is considered less than significant.
Cumulative Effects	X						The proposed project would provide infill development in an urbanized area. While it would increase the intensity of development on the project site, it would not result in any significant impacts that would be cumulatively considerable.

## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)					<b>X</b>	Historic and archaeological assessments have been conducted and are attached as appendices to this environmental assessment. Though archaeological resources are not known on-site, work should be halted temporarily in the event that as yet undiscovered resources are uncovered during grading.
2. Floodplain Management 42 FR 26951	<b>X</b>					The project area has a flood zone designation of C, an area of minimal flood potential (h).
3. Wetlands Protection 42 FR 26951	<b>X</b>					No wetlands are located on or near the project site (b).
4. Coastal Zone Plan 16 U.S.C. 1451	<b>X</b>					The project site is not located in a coastal zone (b, d).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	<b>X</b>					No impact to primary drinking water sources is anticipated (b).
6. Endangered Species 16 U.S.C. 1531	<b>X</b>					No endangered species are located in the area (b).
7. Wild and Scenic Rivers 16 U.S.C. 1271	<b>X</b>					No wild or scenic rivers are located in the site vicinity (b, d).
8. Air Quality Protection 42 U.S.C. 7401	<b>X</b>					The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM <sub>10</sub> ). Project occupants would therefore be exposed to potentially unhealthful ambient air because this regional condition can not be feasibly mitigated. Emissions associated with operation of the proposed project would not be expected to exceed locally adopted significance thresholds (c). As the project is an urban infill redevelopment project, it would not significantly increase regional emissions of air pollutants. The infill development would likely reduce overall vehicle miles traveled regionally and associated air pollutant emissions.
9. Farmland Protection 7 U.S.C. 4201	<b>X</b>					No agricultural uses are located on-site, nor is there any agricultural land in the area (b).
10. Environmental Justice Executive Order 12898	<b>X</b>					The project would provide affordable housing and childcare services to the residents of East Los Angeles. It would not expose minority or low-income groups to hazardous environmental conditions (b).

## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B					X	Project construction would generate short-term noise level increases. Local noise ordinances would apply.  The proposed project would not generate substantial noise in the long term. The project would be exposed to noise exceeding HUD's 65 dBA Ldn residential standard due to traffic on the nearby Santa Ana Freeway (Interstate 5). Onsite noise levels are estimated at between 70 and 75 dBA Ldn. Therefore, mitigation would be required to achieve an acceptable interior noise level.
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to any known landfill hazards (b, d).
c. Upset Hazards 24 CFR 51B	X					The project site is not subject to any known upset hazards (b, d).
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).
e. Toxic/Radioactivity HUD Notice 79-33	X					The project site is not subject to any known toxic chemicals or radioactivity (b).
f. Airport Clear Zones 24 CFR 51D	X					The project site is not in an airport clear zone (b, d).

## **HUD - NEPA - Environmental Assessment**

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

---

### **Summary of Findings and Conclusions:**

The proposed project involves the acquisition of a 37,687 square foot site for the development of 31 multi-family residential units and a childcare facility. The site is designated *Medium Density Residential* in the East Los Angeles Community Plan and is zoned R-3 (*Limited Multiple Residence*). The site is located in an area characterized primarily by a mix of single and multiple family residences. The proposed project would be consistent with the character of the surrounding area. However, onsite noise levels would exceed HUD's 65 dBA Ldn standard due to traffic on the nearby Santa Ana Freeway.

The project site is flat and displays no evidence of erosion or soil suitability problems. Existing vegetation consists of introduced ornamental landscape species. No wildlife was observed on the site.

The proposed project would not significantly affect public facilities or services. It would displace an existing church and house; however, both structures are currently vacant. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The site is within flood zone C, an area of minimal flood hazard.

The project would not significantly affect local or regional air quality. It would incrementally increase daily traffic volumes in the area. However, the estimated 431 trips that would be generated are less than the local threshold level; therefore, significant impacts to the local circulation system are not anticipated.

### **Summary of Environmental Conditions:**

The project site is flat and is currently occupied by a vacant church and residence. Onsite vegetation consists of introduced and ornamental vegetation. No unique natural features are present on the site.

### **Project Modifications and Alternatives Considered:**

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

# HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

---

## Mitigation Measures Required:

The following mitigation measures are required:

1. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
  - *Air conditioning or mechanical ventilation systems that allow windows to remain closed*
  - *Double paned glass in windows and sliding glass doors*
  - *Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)*
  - *Solid core exterior doors with perimeter weather stripping and threshold seals*
  - *Exterior walls consisting of stucco, brick veneer, or wood siding with a 1/2" minimum thickness fiberboard underlayer*
  - *Baffling of roof or attic vents facing the noise source*

In addition, usable outdoor areas (yards, balconies, play areas) shall be oriented away from the Santa Ana Freeway.

2. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
3. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
4. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
  - Landscaped areas shall be planted with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
  - All structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

## ***HUD - NEPA - Environmental Assessment***

Project Name and Identification Number: Rowan Eastman Apartments Project/HMD001

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### **References:**

- a. Tina Fung, Regional Planning Assistant II, Los Angeles County Department of Regional Planning, e-mail message August 29, 2002. (CONTACT)
- b. Melissa Mascali, Rincon Consultants, site visit, August 2002. (FIELD)
- c. South Coast Air Quality Management District (April 1993), CEQA Air Quality Handbook. (PRINTED)
- d. The Thomas Guide: Los Angeles and Ventura Counties, 2002. (PRINTED)
- e. Institute of Transportation Engineers, Trip Generation, 6th Edition, 1997. (PRINTED)
- f. Los Angeles Unified School District web site ([www.lausd.k12.ca.us](http://www.lausd.k12.ca.us)), September 2002. (ELECTRONIC)
- g. Los Angeles County Community Development Commission, East L.A. Civic Center EA. (PRINTED)
- h. Leticia Riedel, Los Angeles County Public Works Dept., telephone conversation, September 10, 2002. (CONTACT)



## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Las Flores Housing/Childcare Project/HMD001

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1. Is the project in compliance with applicable laws and regulations? ☒ yes ☐ no
2. Is an EIS required? ☐ yes ☒ no
3. A Finding of No Significant Impact (FONSI) can be made. The project will not significantly affect the quality of the human environment. ☒ yes ☐ no

### Basic Reasons Supporting Decision:

The proposed project involves the acquisition of a 37,687 square foot site for the development of up to 31 multi-family residential units and a childcare facility. The site is designated *Medium Density Residential* in the East Los Angeles Community Plan and is zoned R-3 (*Limited Multiple Residence*). The site is located in an area characterized primarily by a mix of single and multiple family residences. The proposed project would be consistent with the character of the surrounding area. However, onsite noise levels would exceed HUD's 65 dBA Ldn standard due to traffic on the nearby Santa Ana Freeway.

The project site is flat and displays no evidence of erosion or soil suitability problems. Existing vegetation consists of introduced ornamental landscape species. No wildlife was observed on the site.

The proposed project would not significantly affect public facilities or services. It would displace an existing church and house; however, both structures are currently vacant. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The site is within flood zone C, an area of minimal flood hazard.

The project would not significantly affect local or regional air quality. It would incrementally increase daily traffic volumes in the area. However, the estimated 431 trips that would be generated are less than the local threshold level; therefore, significant impacts to the local circulation system are not anticipated.

The following mitigation measures are required:

1. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
  - Air conditioning or mechanical ventilation systems that allow windows to remain closed
  - Double paned glass in windows and sliding glass doors
  - Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)
  - Solid core exterior doors with perimeter weather stripping and threshold seals
  - Exterior walls consisting of stucco, brick veneer, or wood siding with a 1/2" minimum thickness fiberboard underlayer
  - Baffling of roof or attic vents facing the noise source

## HUD - NEPA - Environmental Assessment

Project Name and Identification Number: City of Bell Gardens Paseo Project/project number not assigned

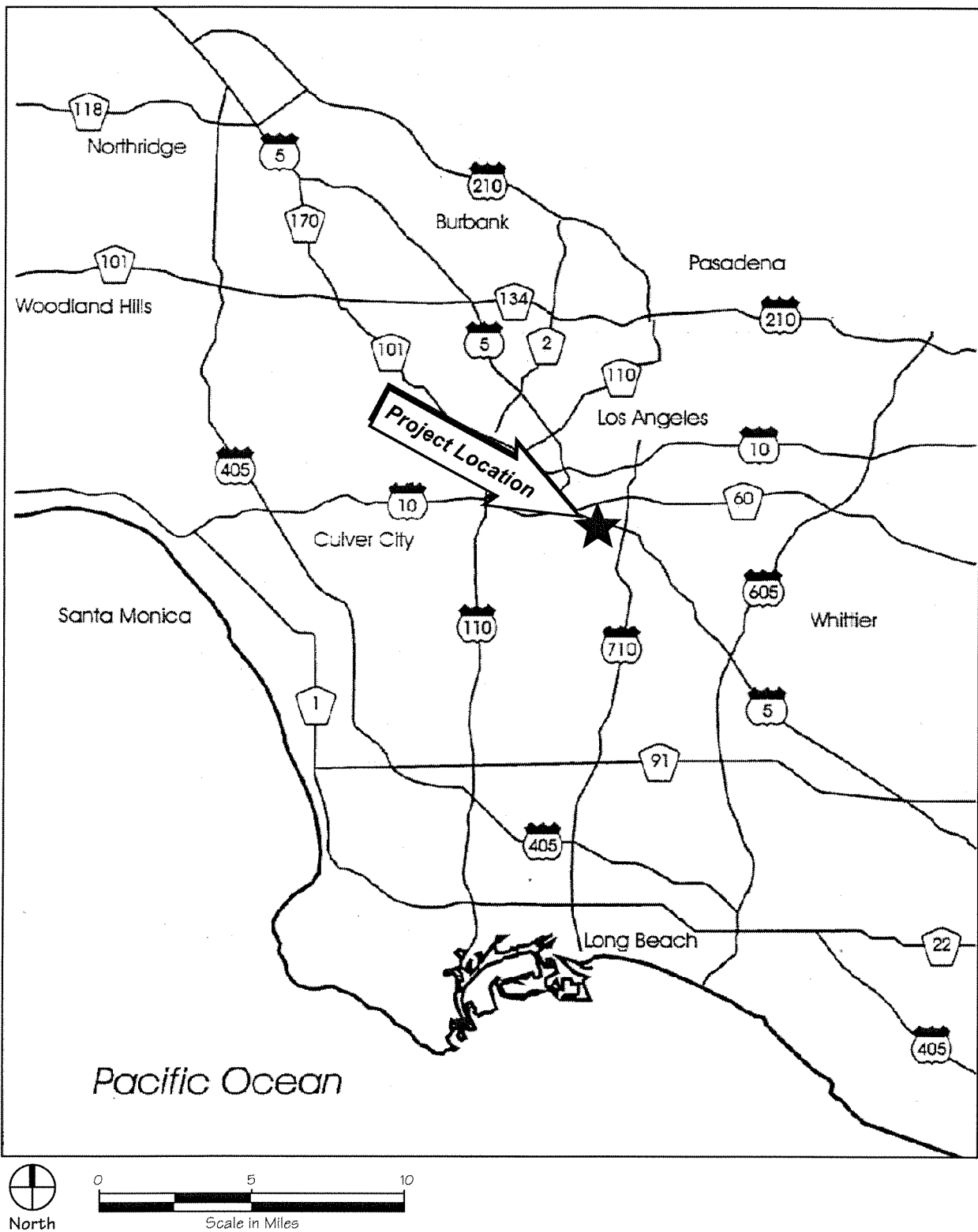
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In addition, usable outdoor areas (yards, balconies, play areas) shall be oriented away from the Santa Ana Freeway.

2. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
3. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
4. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
  - Landscaped areas shall be planted with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
  - All structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

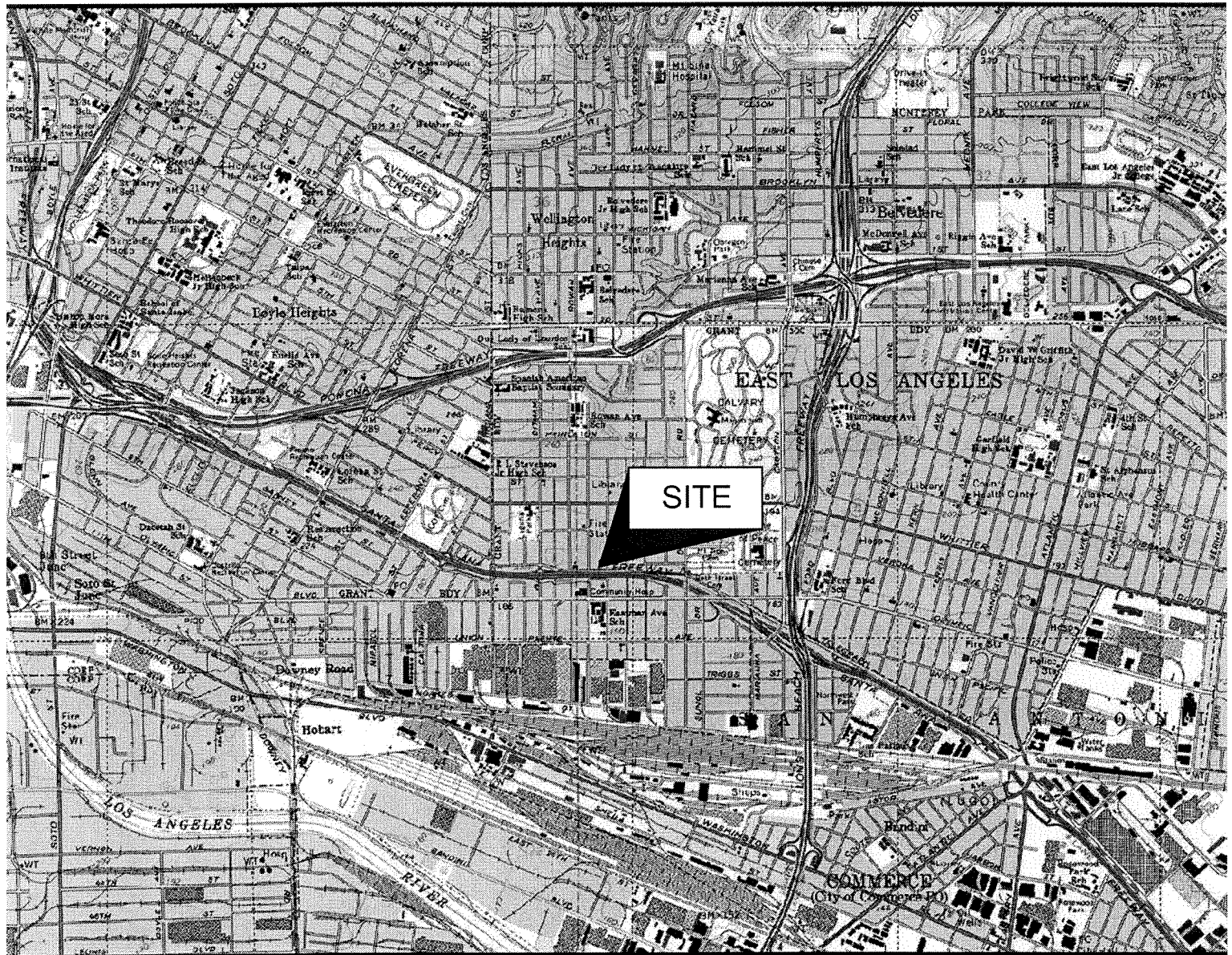
The proposed project would not result in significant impacts to the environment and a Finding of No Significant Impact can be made.

Prepared by:	<u>Melissa Mascali, MESM</u>	Title:	<u>Environmental Analyst</u>
Date:	<u>September 12, 2003</u>		
Concurred in:	<u>Donald Dean</u>	Title:	<u>Environmental Officer, Community Development Commission of the County of Los Angeles</u>
Date:	<u>September 12, 2003</u>		



Regional Location

Figure 1  
LACDC



Source: National Geographic TOPO

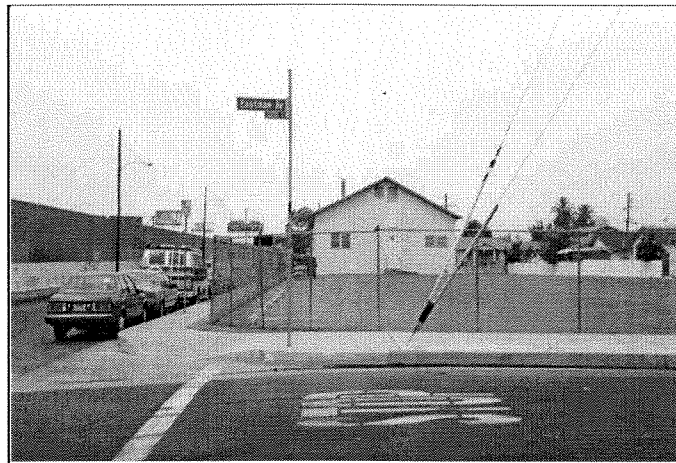


Scale in Miles

## Project Location



Vacant church at 1074 Rowan Avenue.



View of project site from corner of Eastman Avenue and  
Dennison.



1063 and 1073 Eastman Avenue. Church visible at left.

### Views of the Project Site

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Single-family residences across Rowan Avenue from project site.



Small apartment complex directly adjacent to project site on Eastman Avenue.

## Surrounding Land Uses





**CONEJO  
ARCHAEOLOGICAL  
CONSULTANTS**

2321 Goldsmith Avenue  
Thousand Oaks, California 91360  
805/494-4309  
email mmaki@adelphia.net

August 26, 2002

Mr. Joe Power  
Rincon Consultants, Inc.  
790 E. Santa Clara St.  
Ventura, CA 93001

**Subject: Rowan Eastman Apartments Project, CDC Project No. HMD001**

Dear Mr. Power:

Archaeological investigations consisting of a record search, project description review and site visit have been completed for the above project located at 1074 South Rowan Avenue, and 1063 and 1073 Eastman Avenue in unincorporated Los Angeles County, California (Exhibits 1 & 2). This project is expected to have no effect on archaeological resources and no further archaeological investigation is recommended at this time. A brief project description, and the findings and recommendations of this investigation are presented below:

*Project Description*

The project involves the acquisition of a 37,687 square foot site for the development of up to 31 units of multi-family housing at 1074 South Rowan Avenue, and 1063 and 1073 Eastman Avenue in unincorporated East Los Angeles. The 31 units will be divided among up to six buildings. The project entails the demolition of a Church at the southwest corner of Rowan Avenue and Dennison Street and demolition of a single-family residence, a shed and a two-car garage along Eastern Avenue. Off site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping street lighting, storm drains, and utility installation.

*Record Search*

A record search was conducted at the South Central Coastal Information Center housed at CSU Fullerton on August 26, 2002. The record search entailed a review of all recorded archaeological sites and survey reports within a one-mile radius of the project site. In addition, the listings of the National Register of Historic Places, the California

State Historic Resources Inventory, and California Historical Landmarks listings were reviewed.

No prehistoric or historic archaeological sites are recorded within a one-mile radius of the project site. The Union Pacific Railroad (historically Southern Pacific Railroad) is identified by the SCCIC as a historic built environment, resource number 19-186112. The railroad tracks are located approximately 0.5-mile south of the project site and will not be impacted by project implementation.

Eight archaeological surveys were conducted within a one-mile radius of the project site. None of these surveys were located within the project site. Two surveys of the Golden State Freeway (5) corridor are located just south of the project site.

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, California Points of Historical Interest, and California State Historic Resources Inventory include no properties within or immediately adjacent to the project site. No Los Angeles Cultural Heritage Board designated historical monuments are located within or adjacent to the project site.

California Environmental (2002)<sup>1</sup> conducted a Preliminary Environmental Site Assessment – Phase I for the project site that included a review of Sanborn historical fire insurance maps, historical aerial photographs and historical topographic maps. California Environmental's findings on the historic use of the property are summarized in the Table 1.

**Table 1: Historic Use of Rowan Eastman Apartments Project Site**

<b>Historical Topographic Maps</b>	
<i>Date</i>	<i>Description</i>
1900 L.A. Quad	The subject property appears to be undeveloped.
1966, 1981, 1994 L.A. Quad	The western portion of the subject property is developed with a church. The site is located within an area of urban development.
<b>Historical Sanborn Fire Insurance Maps</b>	
1921	The subject property is developed with four dwellings and detached garage structures. The site is located in a residential neighborhood.
1949	The subject property is developed with three dwellings and a detached garage on the eastern portion of the property.
1967	The western portion of the property is developed with a church and parking lot. The eastern portion of the property is developed with five dwellings and two detached structures.

<sup>1</sup> California Environmental (2002), Preliminary Environmental Site Assessment – Phase I, 1063 and 1073 South Eastman Avenue, 1074 South Rowan Avenue, Los Angeles, California 90023 for East Los Angeles Community Corporation. CE Job No. EV302-2355, April 2002.



<b>Historical Aerial Photographs</b>	
1964	The eastern portion of the subject property is developed with residences. The surrounding properties consist of residences.
1972	The property is developed with the present day church and residence. The balance of the site consists of a parking lot, with small structures (perhaps residences) located on the southeastern portion of the property.
1985	The subject property is developed with the present-day church, residence and parking lot.
1992	The subject property remains as previously described in 1985 aerial photograph.

Historian Judy Triem (personal communication) will be conducting a Section 106 evaluation of the project's built environment.

#### *Site Visit*

A project site visit was conducted by archaeologist Mary Maki on August 25, 2002. Over 95 percent of the project APE is built or paved. The majority of the APE consists of a parking lot used for the First Prochladndye Church of Russian Molokian, which is located in the southwest corner of the APE. In 1959, the church was moved from an offsite property to its current 1074 South Rowan Avenue location (California Environmental 2002). The only ground surface available for inspection was the small yard by the single-family residence, which afforded good ground surface visibility. No indication of prehistoric or historic resources was noted in the limited area available for ground surface survey. The APE is bordered by Dennison Avenue and the Golden State Freeway (5) to the south, and residential development to the north, east and west.

The lack of ground surface visibility over 95-percent of the APE made a formal ground surface survey of the project site unfeasible. The ground surface throughout the APE has been disturbed by grading and to a lesser extent by trenching associated with past construction and demolition activities.

#### *Recommendations*

Given the absence of recorded archaeological sites and lack of natural watercourses in the general project vicinity, in combination with the extent of previous ground disturbance associated with the construction of the existing and previous structures, the likelihood of the proposed project impacting significant archaeological resources is low. Therefore, the proposed project is expected to have no effect on archaeological resources and no further archaeological investigation or monitoring is warranted at this

time, as long as the following two conditions are incorporated as conditions of project approval:

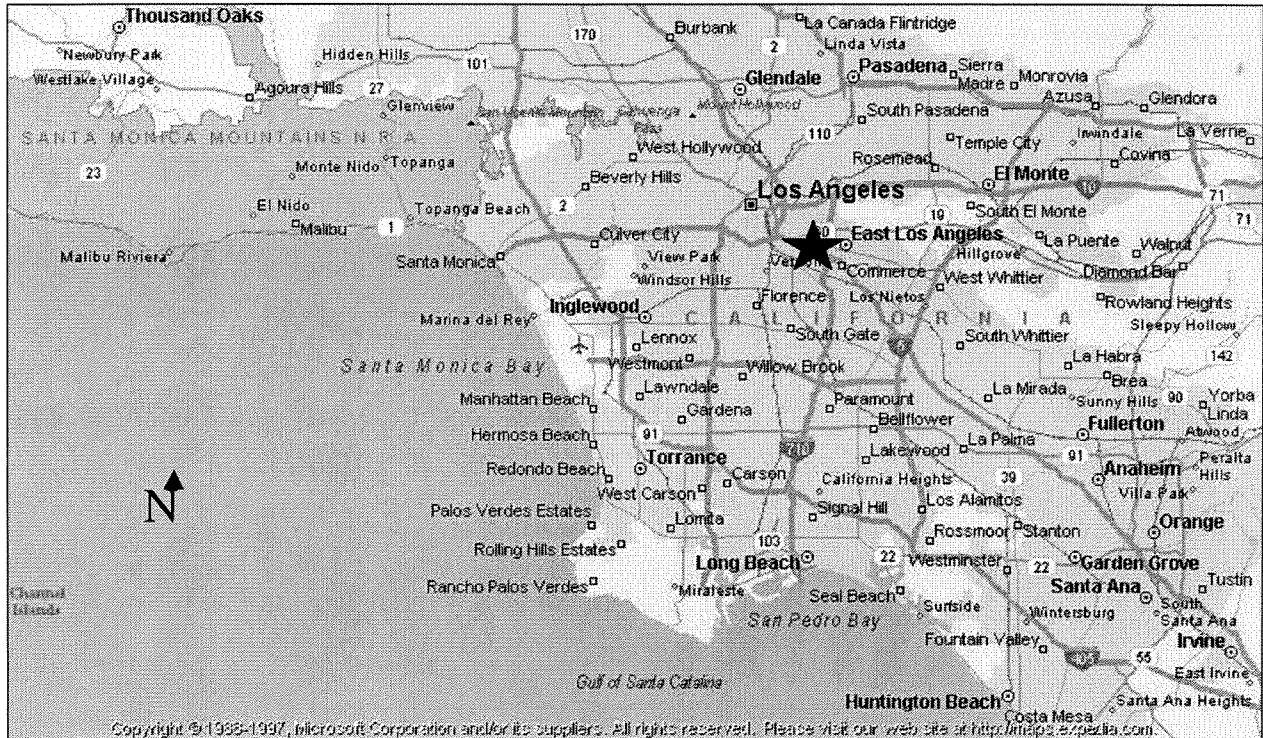
1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the subject property must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. A Tongva/Gabrielino representative should monitor any mitigation excavation associated with Native American materials. After the find has been appropriately mitigated work in the area may resume.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

Please call me at (805) 494-4309 if you have any questions. Thank you for using Conejo Archaeological Consultants for your cultural resource management needs.

Sincerely,

Mary K. Maki, M.A., RPA  
Archaeologist

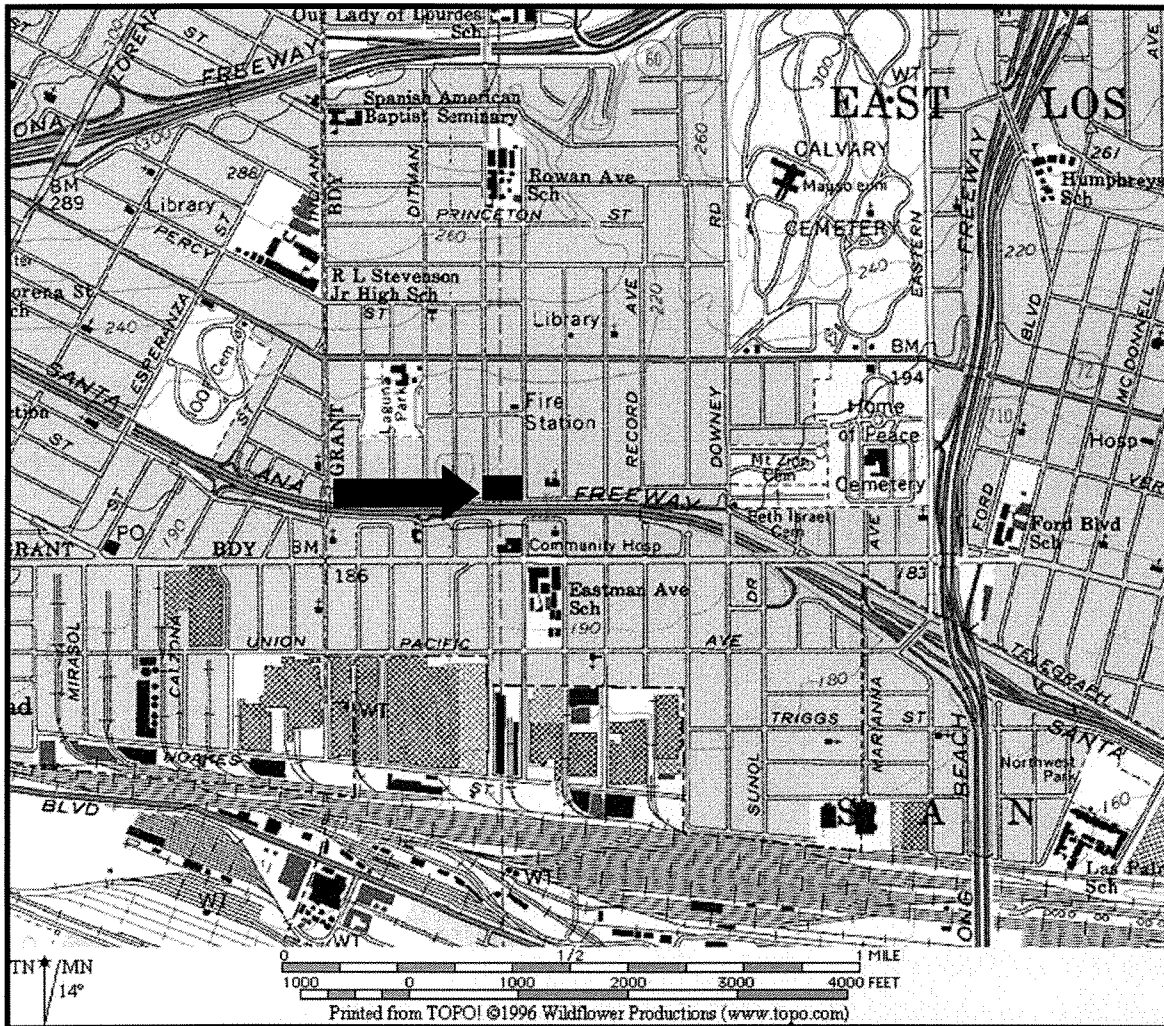
cc: SCCIC



## PROJECT VICINITY MAP

Rowan Eastman Apartments Project  
Unincorporated Los Angeles County

Exhibit 1



Source: USGS 7.5' Los Angeles Quadrangle, 1966, photorevised 1981

## PROJECT AREA OF POTENTIAL EFFECT

Rowan Eastman Apartments Project  
Unincorporated Los Angeles County

Exhibit 2

## Section 106 Review

Date: August 30, 2002

Name: Rowan Eastman Apartments Project

Location: 1074 South Rowan Avenue and 1063-1073 South Eastman Avenue, Los Angeles

Project No.: HMD001

### 1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to acquire a 37,687 square foot site in order to develop up to 31 units of multi-family housing at 1074 South Rowan Avenue and 1063-1073 South Eastman Avenue in unincorporated East Los Angeles. The 31 units will be divided among six buildings and will include a mix of one, two and three bedroom apartments totaling about 35,000 square feet.

There will be demolition of a church building at the southwest corner of Rowan Avenue and Dennison Street and demolition of a single family residence, a shed and two-car garage along Eastern Avenue.

Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

### 2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself (APN 5239-006-015, 017 and 033), the adjacent properties and the property across the street.

### 3. Description of Location of Undertaking

The project site along Eastman Avenue contains a residence, garage and shed. The house dates from 1914. The garage was built after 1921. The adjacent lot on Eastman Avenue within the project site is vacant. The church building located at 1074 S. Rowan Avenue was built in 1951 and moved to the site in 1958 from Atlantic & Evergreen, Los Angeles.

Adjacent to the project site on Rowan Avenue on the north are single family residences from the 1920s. Across Rowan Avenue from the project site are single family residences from the 1920s. Adjacent to the project site on Eastman Avenue on the north is an apartment building from the 1970s. Across Eastman Avenue from the project site are single family residences from the 1920s.

South of the project site, across Dennison Avenue, is the Santa Ana Freeway.

### 4. Historic Resources/National Register Determination

The project site contains a residence at 1063 S. Eastman Avenue built in 1914 according to Dataquick Information. The house is rectangular in plan with a side facing gable roof and a shed roof over the front porch. The house has been altered from the original. It is covered with asbestos siding, but was probably clapboard siding originally. The front windows have been enlarged. Sanborn maps for 1921 show a smaller house located closer to the front of the property. The 1949 Sanborn Map shows what appears to be the present house moved to the rear of the property with the garage in the present location.

The church building at 1074 South Rowan Avenue serves as the First Prochladynne Church of Russian Molokian. It was moved to the site in 1959 from Atlantic and Evergreen. The building was constructed in 1951 according to Dataquick Information. The building is rectangular in plan with a front gable roof and overhanging closed eaves. An offset gable roofed porch is located on the north side of the front elevation. Windows are multi-paned. The building is covered with stucco siding. The church has lost its integrity of design with changes to the siding and windows.

The adjacent residences within the APE have been altered with changes to siding and windows. They

no longer retain their original integrity.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

None of the buildings appear to be associated with events (Criterion A) that have made a significant contribution to the history of East Los Angeles. No information was obtained on the history of the Russian church. Because the building was moved from its original site and has lost its architectural integrity, it is no longer eligible for listing on the National Register.

There are no known significant persons (Criterion B) associated with any buildings within the APE.

The buildings do not embody the distinctive characteristics of a type, period, or method of construction (Criterion C). None of the buildings were designed by an architect.

In regards to the seven aspects of integrity, the church building is not in its original location. Its design has been changed with the many alterations occurring to the building over time. The setting has been changed from the original, because the building was moved. The materials have been changed on the church building, thus compromising the original workmanship. The building no longer retains its feeling and association as a church because of the above changes. The residences have also lost their integrity because of changes to materials and design.

In conclusion, there are presently no known buildings listed or eligible for listing on the National Register within the APE .

## **5. Information from Local Organizations**

No information was collected from local organizations. The East Los Angeles Cultural Heritage Survey was consulted and found no listings for the project site.

## **6. Selected Sources**

California Historical Landmarks, 1990

California Environmental. "Preliminary Environmental Site Assessment - Phase I." April 2002.

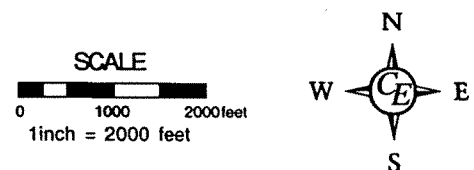
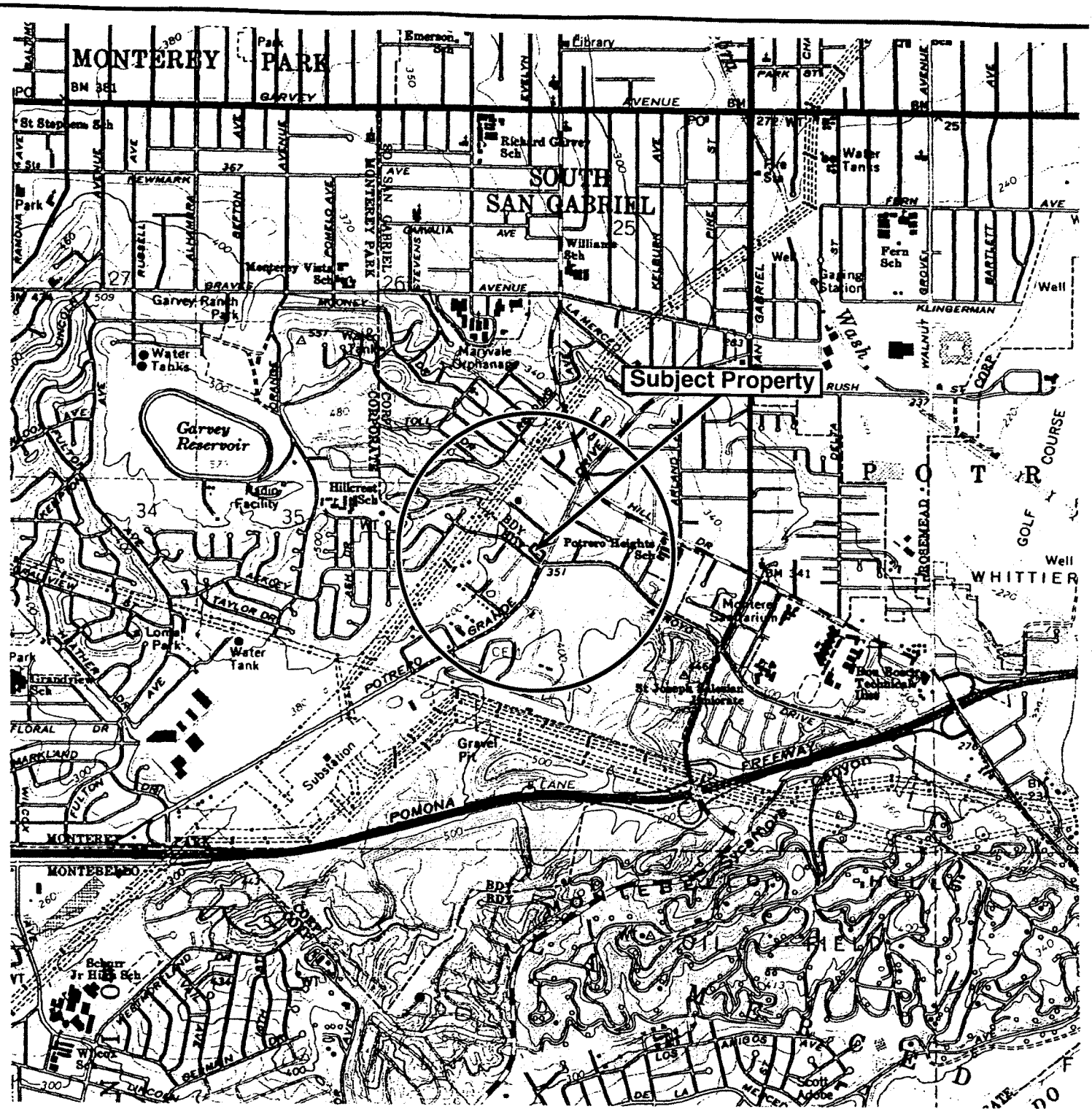
Community Research Group. East Los Angeles Cultural Heritage Survey. August, 1979

Dataquick Computerized Real Estate Information

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2002

Gebhard, David and Winter, Robert, *Guide to Architecture in Los Angeles*, 1985.



REFERENCE: USGS 7.5' El Monte Topographic Quadrangle, 1966 (Photorevised 1981)



VICINITY MAP	
1301-1309 Potrero Grande Drive South San Gabriel, California	
Drawn By:	LRN
Job #	EV502-2374
Checked By:	CIB
Date:	May 2002

California  
Environmental



[View Enlarged Map](#)

[View Printing Instructions](#)

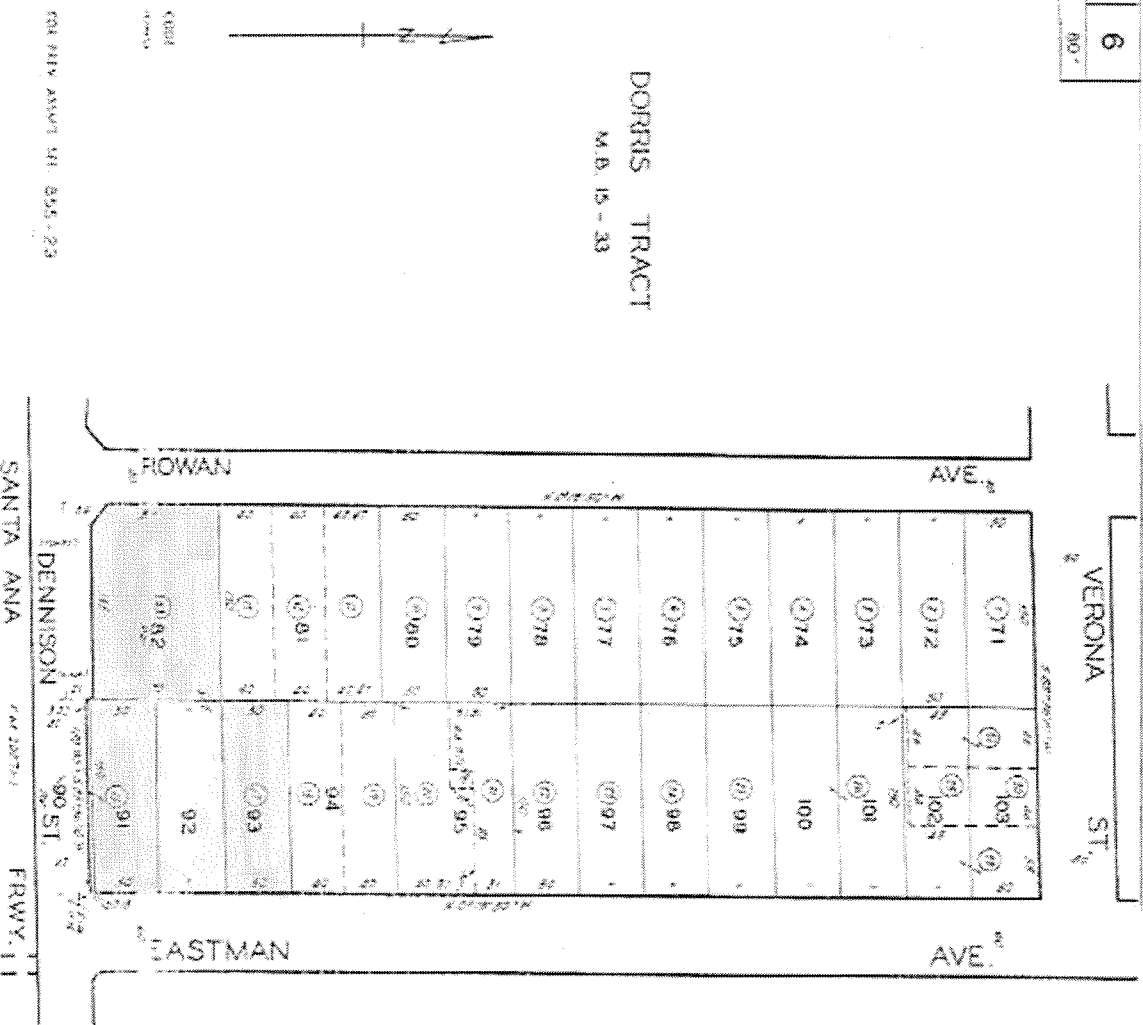
County of Los Angeles Rick Auerbach Assessor

5239 6

SCALE 1" = 80'

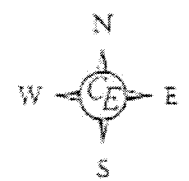
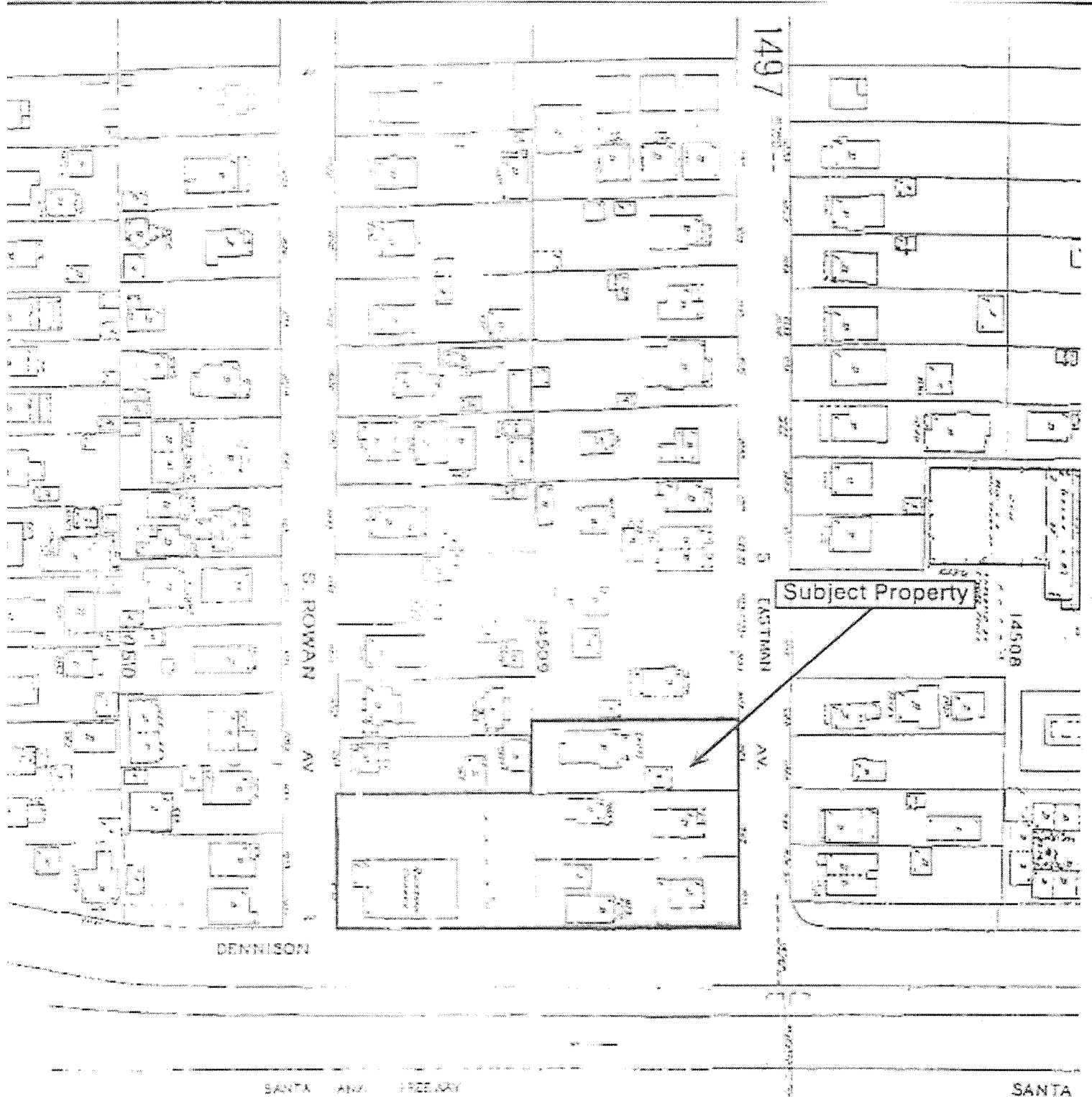
North

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M.D. 15-33

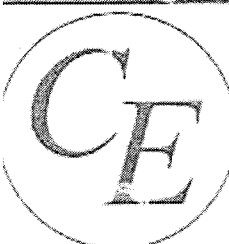


FOR INFO ASSORT SEE 525-23

2500000 1:1000000  
COUNTY OF LOS ANGELES, CALIF.



REFERENCE: EDR Sanborn

	1967 SANBORN MAP 1063 & 1073 S. Eastman Ave., 1074 Rowan Ave. Los Angeles, California		<i>California Environmental</i>
	Drawn By: LRN	Job # EV302-2355	
	Checked By: CIB	Date: April 2002	

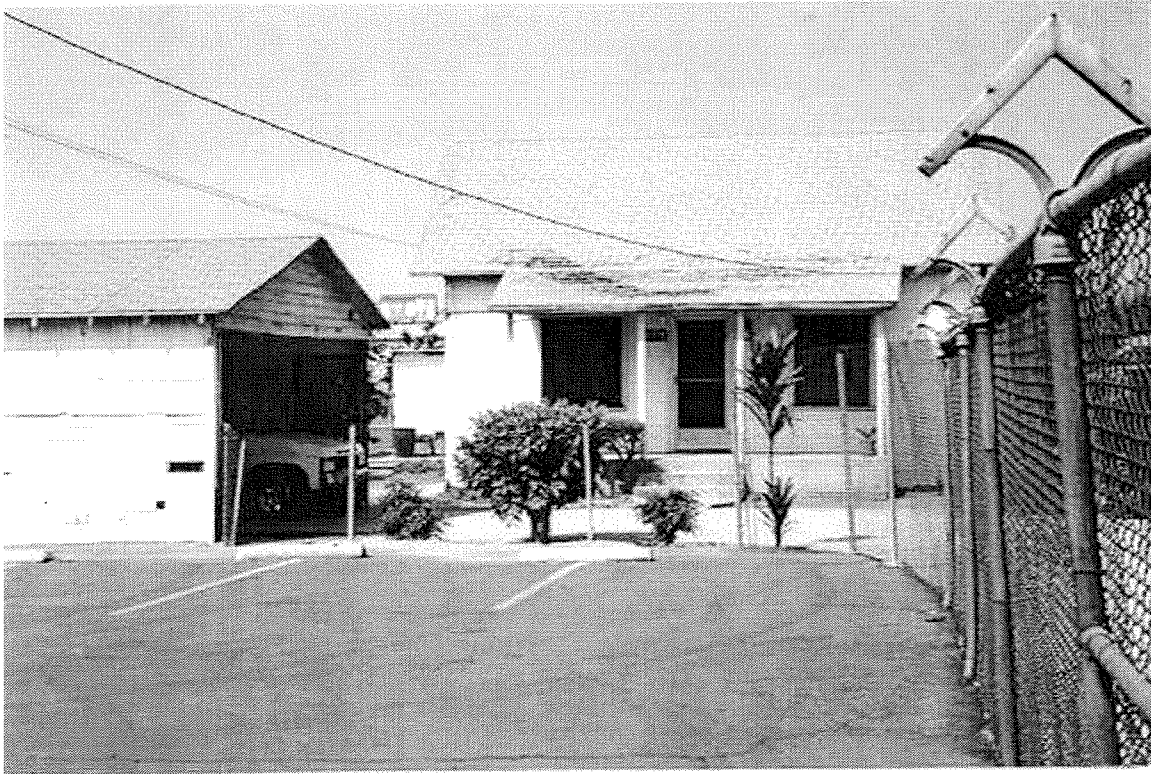


Photo 1  
project site: 1063-1073  
S. Eastman Ave.,  
residence and garage,  
facing west

29 August 2002

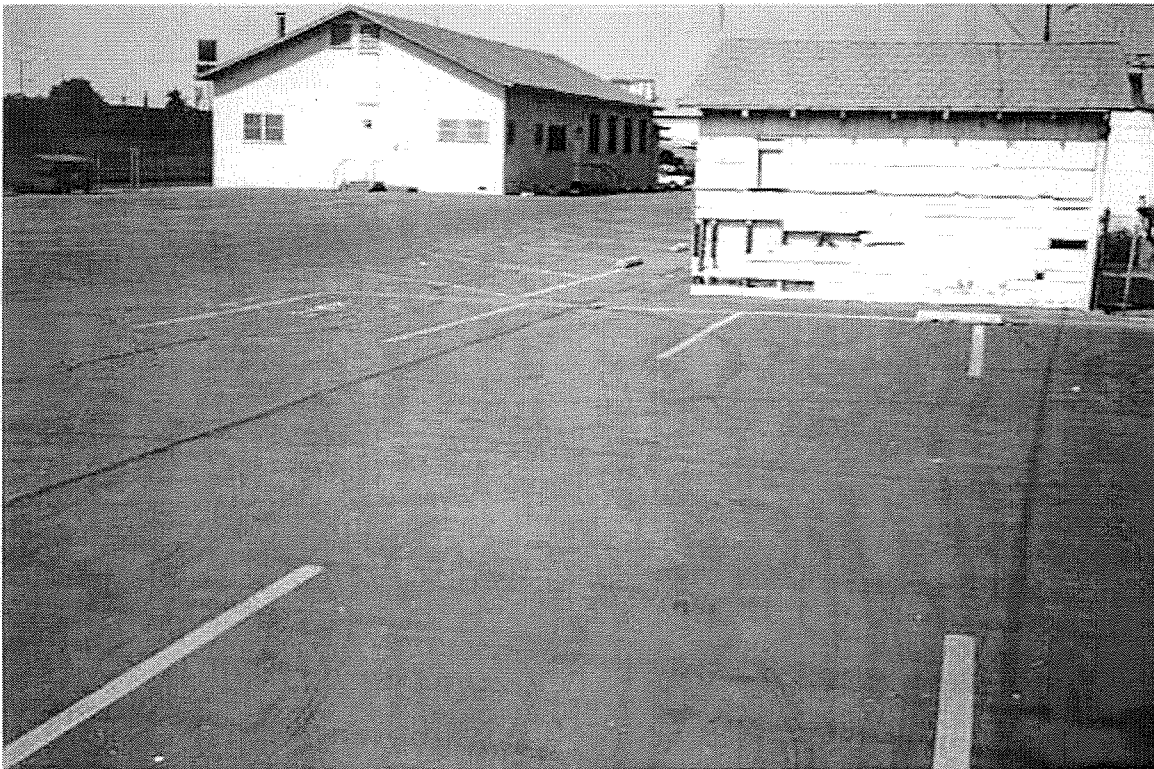


Photo 2  
project site: 1063-1073  
S. Eastman Ave. shed  
and rear of church,  
facing west

29 August 2002



Photo 3

project site: 1074 S.  
Rowan Ave., church,  
facing east

29 August 2002

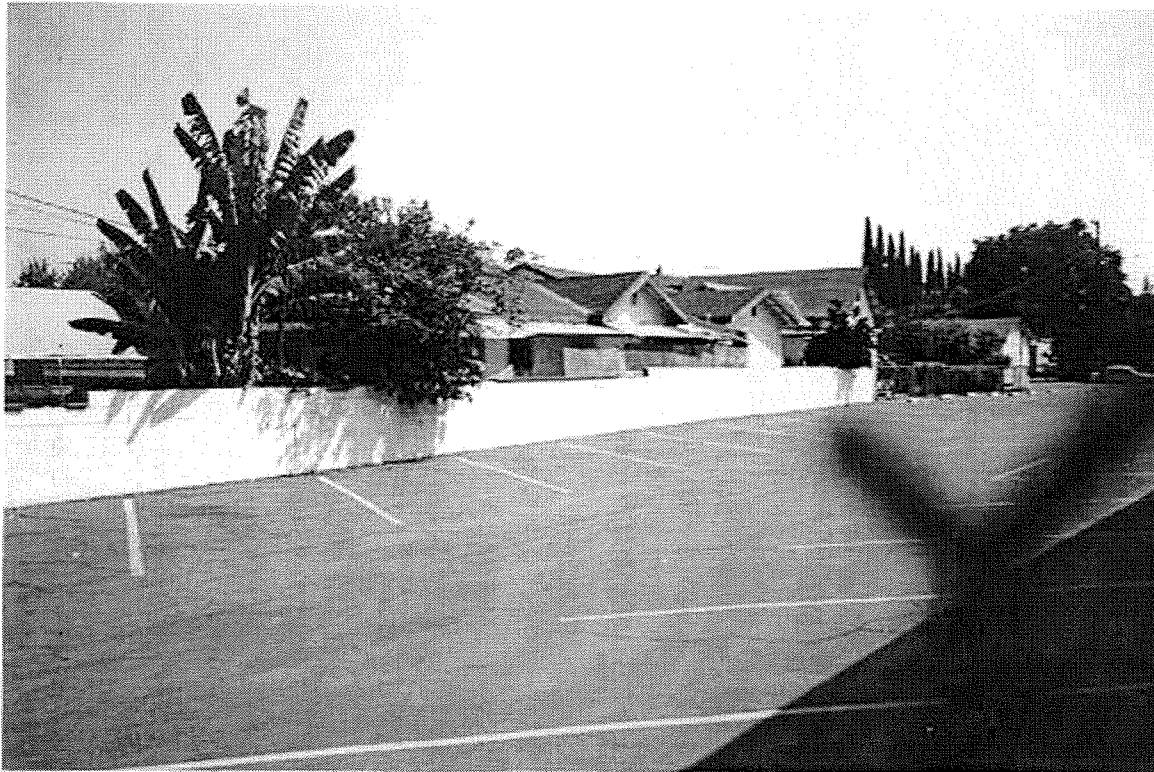


Photo 4

Project site: parking lot  
adjacent to church,  
facing east, showing  
adjacent buildings on  
north

29 August 2002





Photo 5  
Houses across Rowan Ave. from project site, facing west

29 August 2002



Photo 6  
Apartment adjacent to project site on Eastman Ave., facing northwest

29 August 2002



Photo 7

View looking east from  
project site across  
Eastman Ave.

29 August 2002

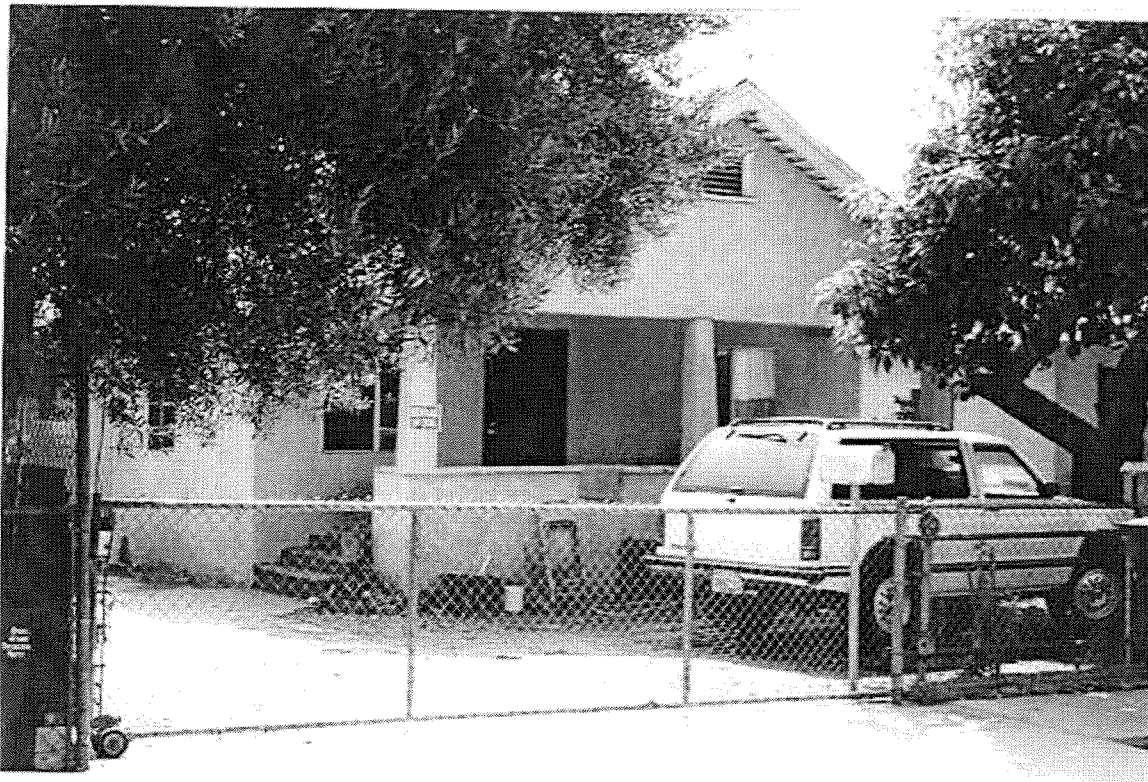


Photo 8

View looking east across  
Eastman Ave. from  
project site

29 August 2002



Photo 9

View looking east across  
Eastman Ave. from  
project site

29 August 2002

**County of Los Angeles  
Community Development Commission**

**DRAFT MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- PROJECT TITLE:** Las Flores Housing/Childcare Project
- PROJECT DESCRIPTION:** The proposed project involves the acquisition of a 37,687 square foot site for the development of 31 multi-family residences and a childcare facility for about 50 children. The 31 units would be in up to six buildings and would include a mix of one-bedroom, two-bedroom, and three-bedroom apartments totaling about 35,000 square feet. One of the buildings would also house the 1,000 square-foot childcare facility.
- The project would require demolition of an existing church at the southwest corner of Rowan Avenue and Dennison Street and a single family residence, shed, and two-car garage on Eastern Avenue. Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.
- PROJECT LOCATION:** The project site is located at 1074 South Rowan Avenue and 1063 and 1073 Eastman Avenue in the unincorporated community of East Los Angeles, California. The site includes Assessors Parcels 5239-006-015, 5239-006-017, and 5239-006-033.

**MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:**

The following mitigation measures are required:

1. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
  - *Air conditioning or mechanical ventilation systems that allow windows to remain closed*
  - *Double paned glass in windows and sliding glass doors*
  - *Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)*
  - *Solid core exterior doors with perimeter weather stripping and threshold seals*
  - *Exterior walls consisting of stucco, brick veneer, or wood siding with a 1/2" minimum thickness fiberboard underlayer*
  - *Baffling of roof or attic vents facing the noise source*

In addition, usable outdoor areas (yards, balconies, play areas) shall be oriented away from the Santa Ana Freeway.



## APPENDIX A

### Mitigation Monitoring Plan Las Flores Housing/Childcare Project

This section reflects the mitigation monitoring and reporting program requirements of Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

*"...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."*

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
<b>Noise:</b> In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:			
a. Air conditioning or a mechanical ventilation systems that allow windows to remain closed.	Architect/Contractor	Community Development Commission	Construction
b. Double paned glass in windows and sliding glass doors.	Contractor	Community Development Commission	Construction
c. Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute (ANSI) specifications.	Contractor	Community Development Commission	Construction
d. Solid core exterior doors with perimeter weather stripping and threshold seals.	Contractor	Community Development Commission	Construction
e. Exterior walls consisting of stucco, brick veneer, or wood siding with a 1/2" maximum thickness fiberboard underlayer.	Contractor	Community Development Commission	Construction
f. Baffling of roof or attic vents facing the noise source.	Contractor	Community Development Commission	Construction

made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.